



118 Lion Blvd PO Box 187 Springdale UT 84767 * 435-772-3434 fax 435-772-3952

**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING
ON WEDNESDAY, JUNE 5, 2018, AT 5:00PM
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

Meeting convened at 5:05 PM

MEMBERS PRESENT: Chair Joe Pitti, Suzanne Elger, Jerry Giardina, Jack Burns, and Mike Marriott

EXCUSED: Allan Staker, Cindy Purcell

ALSO PRESENT: DCD Tom Dansie, and Deputy Town Clerk Katy Brown recording. Please see attached list for citizens signed in.

Approval of Agenda: Motion made by Mike Marriott to approve the agenda; seconded by Jerry Giardina.

Elger: Aye

Pitti: Aye

Giardina: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie announced that the Planning Commission's recent decision on roof height for the Subway restaurant had been appealed and would be reviewed Tuesday June 12th at 2:00 pm by the Springdale Appeal Authority.

Mr. Pitti asked if there had been an ongoing review in regards to the new street lights.

- Mr. Dansie confirmed that the Town was in a process with the lighting manufacturing company to discuss adjustments to the streetlights that would be more aligned with what was anticipated when they were initially ordered.

Ms. Elger asked how the busy Memorial Day weekend had affected the new parking program.

- Mr. Dansie replied that in terms of orderly parking and ease of management, the results were better this year than in years past. Town staff had observed parking that extended past the kiosk at the South end of Springdale continuing toward Rockville which was an unforeseen impact of the new program.
- Mr. Dansie also noted that the Council had an item on their June 6th Agenda to discuss directing the Commission to review long term impacts and considerations for the parking plan in Springdale.

Mr. Burns arrived at 5:13 pm

Mr. Pitti gathered the Planning Commission in a circle and spoke on the over-arching themes of serving on a public body. He touched on the effects the Commission's decisions have on the whole community and cautioned against compartmentalizing each item that would come before the Commission to discuss. He asked the Commission to comment on what they specifically valued about the community of Springdale.

- Ms. Elger valued the natural setting.
- Mr. Burns felt that the small community feeling was what brought many people to the area to settle long-term.
- Mr. Pitti urged the Commissioner's to be cognizant of the aspects they valued about Springdale when making decisions about the issues brought before them.

- Mr. Marriott felt that the people were what made a community.
- Mr. Pitti emphasized the planning aspect of their role on the Commission. He felt that it was easy to get lost in current issues facing the Town and lose sight of the long-view for development in Springdale as stated in the General Plan.
- Mr. Burns spoke on having the correct tools to help shape a united vision. He spoke of the ordinances as tools being a direct reflection of the General Plan. He felt that planning was circular rather than linear and that the Commission may come back to certain issues time and time again to fine tune.
- Mr. Pitti felt that the Commission and the community at large had much more in common than the aspects that divided them and felt it would be prudent to carry that thought into their approach to planning.

Discussion/Non-Action Items

Discussion of prohibited use regulations: Mr. Dansie asked the Commission to review the changes to definitions he had made based on the Commission's discussion from the last work meeting. He also requested feedback from the Commission on whether or not the list of prohibited uses captured the Commission's vision.

Mr. Pitti requested adding animals to the definition of circus.

Mr. Marriott asked if specific mention was made regarding "glamping."

- Mr. Dansie said that due to the trendy and potentially impermanent nature of the word "glamping," he structured the language to require a Certificate of Occupancy for any use that included overnight occupancy.

Ms. Elger asked where the Commission was on defining shopping malls.

- Mr. Dansie reminded the Commission that they had not settled on a definition for shopping malls and would need to discuss a definition further. The Commission could either craft a different definition of shopping malls or remove it from the list of prohibited uses and rely on the other zoning standards in place to regulate the look and feel of retail establishments.
- Mr. Burns felt that when talking about square footage it was sometimes hard to conceptualize what, for example, 5,000 sq. ft. looked like. He thought it might be helpful to have some visual examples of building size when it came up in the discussion.
- Mr. Marriott didn't see drawing more people to the area with something like a shopping mall as a bad thing.
- Mr. Burns felt that commercial development sometimes benefited the visiting population more than the residents. He referenced the General Plan which said that commercial development should benefit the residents. He asked what benefits the residents might see with a development like a shopping mall other than the tax revenue.
- Mr. Pitti felt that the Commission needed to protect the process of how the people living in Springdale shaped the Community, not how the people coming to visit shaped Springdale.
- Mr. Dansie noted that the discussion the Commission was having was very appropriate if transposed in a larger conversation about development but had potentially very little effect on shopping malls specifically.
- The Commission agreed to keep shopping malls on the list of prohibited uses.
- Mr. Dansie agreed to bring back a new proposed definition for shopping malls based on the discussion.

Mr. Pitti asked about food trucks.

- Mr. Dansie informed the Commission that recent State law had made it so that localities could no longer prohibit food trucks. The Commission would need to discuss the issue soon to establish regulations and develop standards for food trucks.
- The Commission directed Mr. Dansie to formulate a proposal for standards on food trucks.

Mr. Pitti asked about adult specialty stores.

- Mr. Dansie replied that adult specialty stores were protected and could not be prohibited.

Mr. Burns asked about why car washes were on the prohibited use list and wondered if they would be a benefit to the community.

- The Commission agreed to take car washes off the prohibited use list.

The Commission agreed to move the list of definitions and list of prohibited uses, with the changes discussed, forward to a public hearing.

Discussion of design standards for storage containers: Mr. Dansie reviewed with the Commission that the Council had directed them to craft development standards for storage containers. The Commission's general consensus was to prohibit the containers outright, however the Council still sought direction on standards instead of an outright prohibition.

Mr. Pitti asked if the Commission could make a recommendation to the Council that storage containers be prohibited altogether.

- Mr. Dansie recommended that the Commission develop standards for the use of storage containers to satisfy the Council's request. The Commission could also choose to submit the recommendation with a statement about their ultimate findings regarding storage containers for uses other than storage being contrary to the General Plan.

Mr. Dansie weighed in on a few different ways to view the regulation of storage containers. The Council and Commission seemed to agree that storage containers, if allowed, should have specific standards applied that would mitigate the conflict between their industrialized look and feel and the Town's General Plan goals of promoting Village Atmosphere. One argument could be made that using storage containers for habitation, either as a dwelling unit or office, would be promoting sustainable building practices and creatively upcycling a resource for different uses other than its original intent. This philosophy could be favored in a community like Springdale who valued green and sustainable ideals. Another argument could be made that in order to meet design standards to disguise the industrial façade of a shipping container, the owner would have to use a myriad of resources and building materials in order to sufficiently mitigate any visual impact on surrounding property owners, leaving a potential for this approach to be less economical than just erecting site-built dwelling.

Mr. Pitti felt comfortable with continuing to allow storage containers strictly for storage on a temporary basis. If the Commission wanted to move forward with allowing them to be a permanent fixture he felt that the standards should be very specific to disguise them appropriately.

Mr. Burns suggested that a limitation on quantity of storage containers could be added. The Commission agreed that one should be the limit.

Mr. Giardina suggested using the phrase "containerized freight unit," when referencing and defining storage containers.

The Commission asked Mr. Dansie to craft a response to the Council that first and foremost outlined the Commission's overall view that storage containers for uses other than storage were found to be incompatible with the General Plan. If the Council wanted to allow storage containers on a permanent basis, the Commission recommended revising the proposed ordinance to allow the use of storage containers for storage only, to add standards for lighting and setbacks, set a limit on how many would be allowed, and to not allow storage containers to be outfitted with utilities.

Adjourn:

Motion to adjourn at 6:50 PM made by Mike Marriott seconded by Jerry Giardina.

Elger: Aye

Pitti: Aye

Giardina: Aye

Marriott: Aye

Motion passed unanimously.



Katy Brown, Deputy Town Clerk

APPROVAL:  _____ DATE: 6.20.18

A recording of the public meeting is available by contacting the Town Clerk's Office. Please call 435-772-3434 or via email at springdale@infowest.com for more information.



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please print your name below

Meeting Planning Commission Work Meeting Date 6/5/18

Lisa Zumpft
Name (please print)

Name (please print)

Darci Carlson
Name (please print)

Name (please print)